

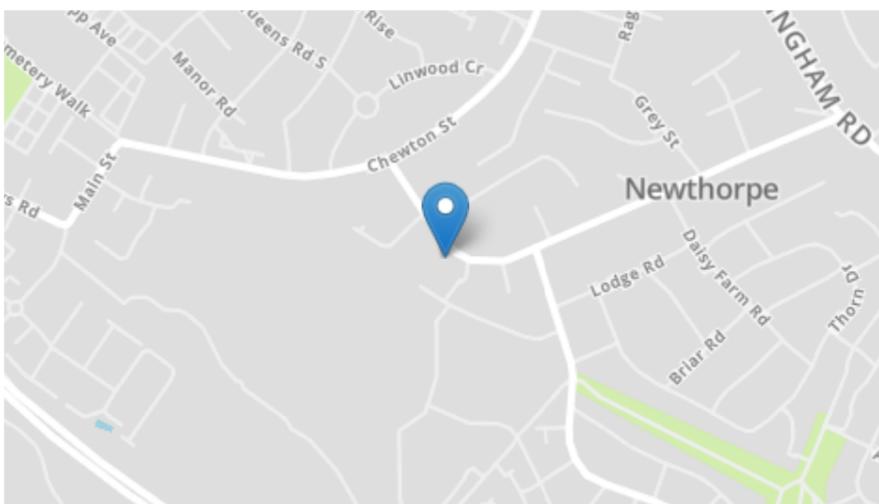
Newthorpe Common, Newthorpe, NG16 2BX

£600,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		71	79
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



want to view?  
 Call us on 0115 938 5577  
 Our lines are open 8am - 8pm  
 7 Days a week  
 or email  
 mail@watsons-residential.co.uk  
 Ref - 30045932

Our Seller says....

- Substantial Detached House
- Five Double Bedrooms
- Immaculately Presented Throughout
- Three Storey Accommodation
- Modern Open Plan Lounge Dining Kitchen
- Two Further Reception Rooms
- Utility & Ground Floor WC
- Storage & Cloakroom
- En Suite To Primary Bedroom
- Four Piece Bathroom To First Floor & WC To Second

40 Main Street, Kimberley, NG16 2LY  
 www.watsons-residential.co.uk

0115 938 5577  
 8am-8pm - 7days

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



- Ample Off Road Parking
- Close To Amenities & Transport Links (Rainbow One)
- Great Road Links (M1 & A610)



\*\*\* A TRULY IMPRESSIVE FOREVER HOME ON NEWTHORPE COMMON \*\*\* This substantial detached residence on Newthorpe Common, Newthorpe offers beautifully presented accommodation set over three floors, providing generous and versatile living space ideal for growing families looking for their long term home. Finished to an exceptional standard throughout, the property combines modern open plan living with traditional reception space, while benefiting from excellent road links including the M1 and A610, convenient access to local amenities and transport links including the Rainbow One bus route. The accommodation begins with a welcoming entrance hall leading to two spacious reception rooms, currently used as a sitting room and study, offering flexible living space for families or those working from home. The heart of the property is the stunning open plan lounge dining kitchen, fitted with modern units, quartz work surfaces, central island and integrated appliances, with Bi-Fold doors opening onto the rear garden, creating a superb space for entertaining. The ground floor also benefits from a utility room, cloakroom and WC for added practicality. To the first floor there are three double bedrooms, including a generous primary bedroom with its own en suite shower room, along with a stylish four piece family bathroom fitted with both bath and separate shower. The second floor provides two further double bedrooms and an additional WC, making the layout ideal for larger families or those needing extra space for guests, hobbies or home working. Externally, the property enjoys a generous enclosed rear garden with patio seating areas, lawn and pergola covered entertaining space, perfect for relaxing or hosting family and friends. To the front there is ample off road parking provided by a large paved driveway. Immaculately presented and offering spacious accommodation throughout, this outstanding home provides everything needed for modern family living in a convenient and well regarded location. Contact our team today to arrange your viewing.

#### Ground Floor

#### Entrance Hall

Composite entrance door, radiator, stairs to first floor with glass balustrade, tiled flooring, and doors to study, sitting room and open plan lounge, dining kitchen.

#### Sitting Room

4.71m x 3.59m (15' 5" x 11' 9") UPVC double glazed bay window to the front, inglenook fireplace with space for fire, ceiling spotlights and radiator.

#### Study

4.92m x 3.62m (16' 2" x 11' 11") UPVC double glazed bay window to the front, radiator, laminate wood flooring, and door to the utility.

#### Utility

2.78m x 1.42m (9' 1" x 4' 8") A range of wall and base units with quartz worksurfaces incorporating stainless steel sink & drainer unit, laminate wood flooring, radiator, plumbing for washing machine and doors to WC & Cloakroom.

#### WC

WC, pedestal sink, chrome heated towel rail, and laminate wood flooring.

#### Cloakroom

Laminate wood flooring.

#### Open Plan Lounge Dining Kitchen

7.40m x 5.83m (24' 3" x 19' 2") A range of wall and base units with quartz worksurfaces and antique glass splash backs, incorporating twin Belfast style sink & drainer unit. Integrated appliances including waist height double electric oven, eye level microwave, washing machine, central island with further storage, as well as induction hob with extractor fan over. Underfloor heating throughout, luxury vinyl flooring, ceiling spotlights, ceiling lantern, two UPVC double glazed windows to the rear, media wall unit with integrated television and Bi-Fold doors leading to the rear garden.

#### First Floor

#### First Floor Landing

UPVC double glazed window to the rear, stairs to second floor, doors to three bedrooms, one currently being used as a dressing room, and bathroom.

#### Primary Bedroom

5.73m x 3.64m (18' 10" x 11' 11") UPVC double glazed window to the rear, ceiling spotlights and door to ensuite.

#### En Suite

White three piece suite comprising wc, twin vanity sinks with storage under and antique glass splash back, walk in mains fed dual rainfall effect shower. Obscured UPVC double glazed window to the rear, ceiling spotlights, tiled flooring and tiled walls.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### Bedroom 2

3.58m x 3.57m (11' 9" x 11' 9") UPVC double glazed window to the rear, and radiator.

#### Bedroom 3/Dressing Room

3.90m x 3.60m (12' 10" x 11' 10") UPVC double glazed window to the front, fitted wardrobes and radiator.

#### Bathroom

White four piece suite comprising wc, pedestal sink, free standing roller top bath and walk in mains fed dual rainfall shower. Chrome heated towel rail, ceiling spotlights, tiled flooring, and tiled walls.

#### Second Floor

#### Second Floor Landing

Doors to two bedrooms and WC.

#### Bedroom 4

4.73m x 3.67m (15' 6" x 12' 0") UPVC double glazed window to the rear, ceiling spotlights, radiator and eaves storage.

#### Bedroom 5

5.12m x 3.60m (16' 10" x 11' 10") UPVC double glazed window to the rear, ceiling spotlights and radiator.

#### Outside

To the front of the property is a generous paved driveway, giving access to the entrance door, as well as a timber gate to the rear garden, the driveway is palisaded by brick walls. The rear garden features a large raised patio seating area with stone steps leading to the turfed lawn, and second patio seating area with composite pergola, to the side of the property is access to the store room housing combination boiler. The garden is enclosed by concrete based timber fencing.

#### \*\*\* AGENT NOTE \*\*\*

AGENT NOTE: The seller has provided us with the following information; The gas boiler is located in the storeroom, it is 5 years old and was last installed two years ago.